



AVAILABLE FOR LEASE

MANUFACTURING | INDUSTRIAL | WAREHOUSE
6400 JENNY LIND ROAD | FORT SMITH, AR | 72908



6400 Jenny Lind Road | Fort Smith, Arkansas | 1,196,746 ±SF



PHOENIX

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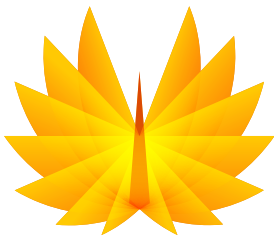
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Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Jason Lennartz
414-312-6633
jlennartz@phoenixinvestors.com

SPACE FEATURES

- Renovated in 2017
- New roof
- Rail access
- Ample parking



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PROPERTY DETAILS

Building Size:	1,196,746 SF
Floors:	1
Available Space:	561,614 SF
Minimum Divisible:	100,000 SF
Maximum Contiguous:	561,614 SF
Warehouse Space:	561,614 SF
Construction:	Roof: Built-up tar (new) Walls: Masonry and metal Floors: 6" Reinforced concrete
Year Built:	1962 - Renovated 2017
Sprinklers:	ESFR
Parking:	2,787 Surface spaces 409 Gravel spaces 136 Trailer spaces
Land Area:	97 Acres
Zoning:	I-2: Industrial Moderate
Parcel ID:	18883-0000-02570-00
Clear Height:	32'
Column Width/Depth:	40x60'
Drive-In Doors:	6
Dock Doors:	53
Lighting:	LED
Power:	Heavy power throughout
Rail Access:	Arkansas-Missouri Railroad spurs
Cranes:	1 3-ton, 3 5-ton, 3 10-ton, 2-20 ton
OpEx Estimate 2019:	\$0.14



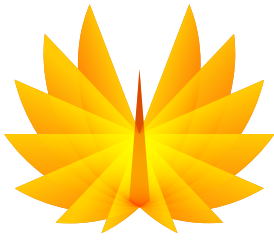
FOR COMPLETE INFORMATION CONTACT:

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📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



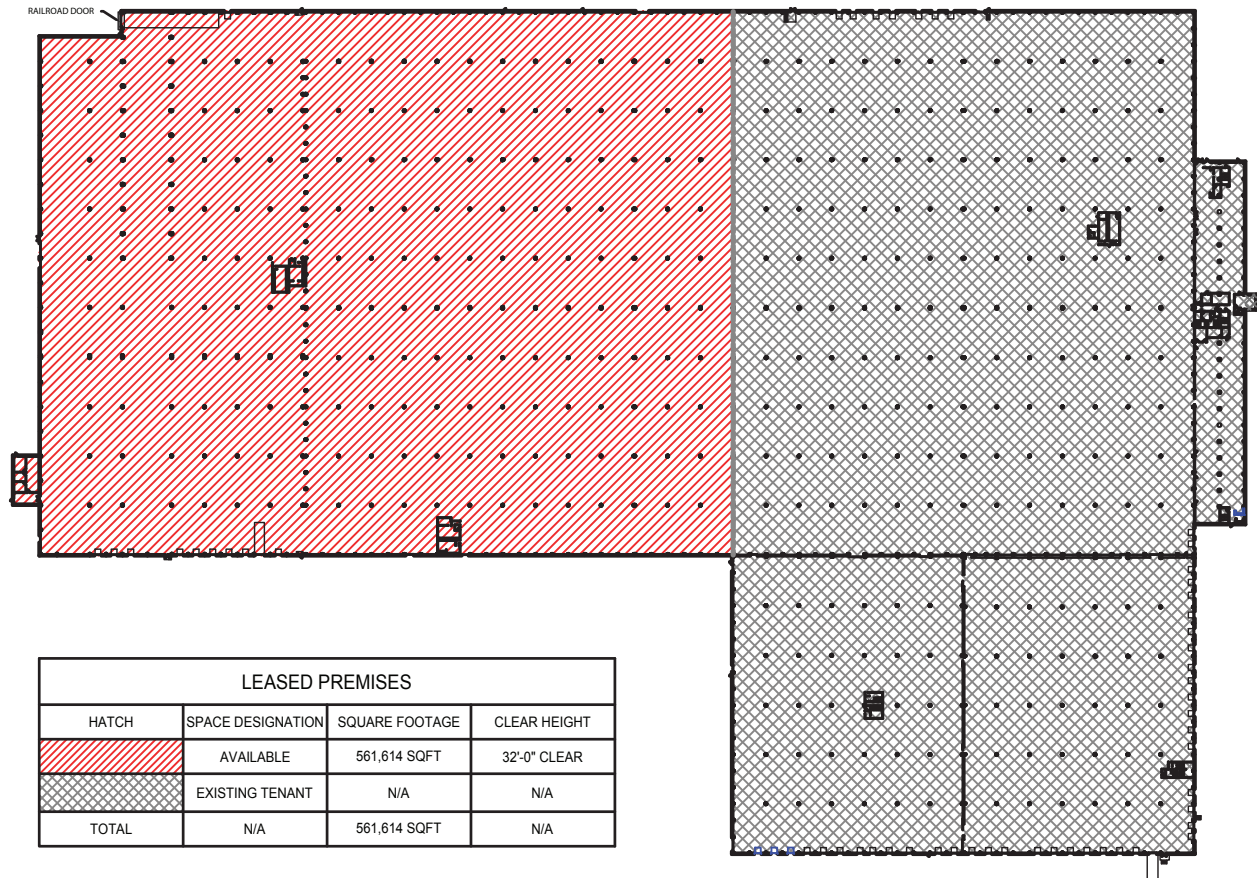
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SITE PLAN



1

WAREHOUSE FLOOR PLAN
SCALE: 1/64"=1'-0"

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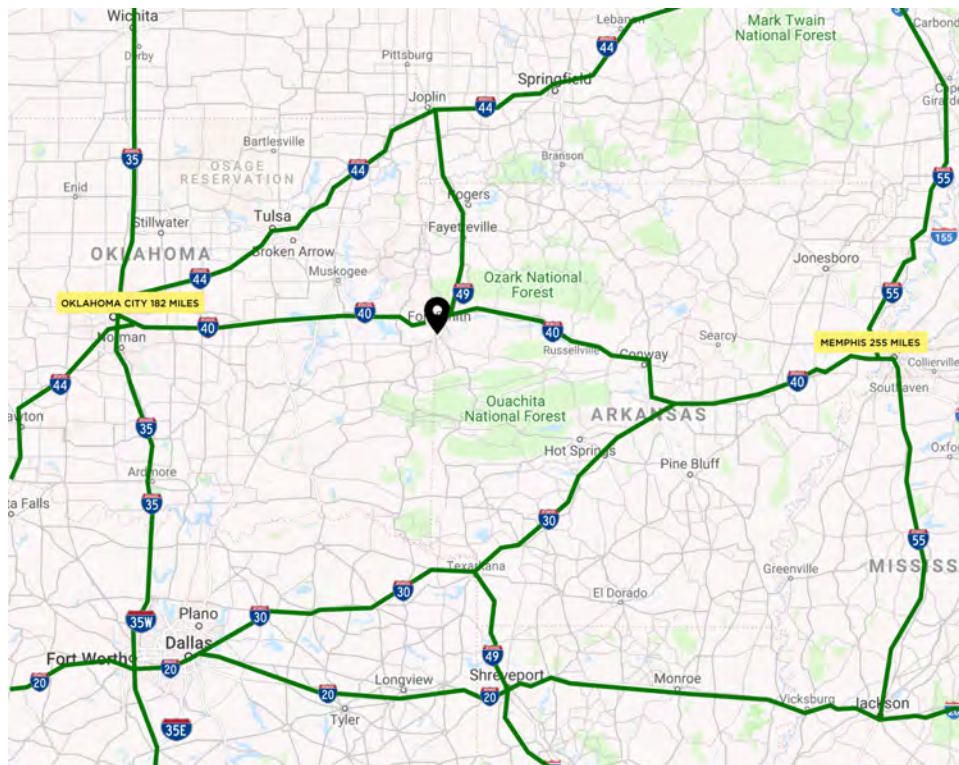
ADDITIONAL INFORMATION

Transportation: I-540: 2 miles
Fort Smith Regional Airport: 5 miles

Location: Bentonville: 84 miles
Oklahoma City: 182 miles
Memphis: 255 miles

Major Employers: Baldor Electric Company
OK Industries
Rheem Manufacturing

LOCATION MAP



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